

KINGS HILL PARISH COUNCIL

Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, Kent ME19 4LG
Tel: 01732 870382, Email: clerk@kingshillparish.gov.uk, web: www.kingshillparish.gov.uk

TO: All members of the Parish Council

In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend a Meeting of Kings Hill Parish Council's Planning and Transportation Committee on Thursday, 06 November 2025 at 6.00 p.m. The meeting will be held in the Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, ME19 4LG

Karen Bell

Karen Bell
Clerk to the Council
28 October 2025

NOTICE OF MEETING

Public Notice of the meeting has been given in accordance with schedule 12, Para 10(2) of the Local Government Act 1972. The Meeting is open to the press and public.

Public Participation: A period of time has been set aside during which the Parish Council invites Questions from Parishioners present (15 minutes is allowed for this part of the meeting, the minute book is closed for this part of the meeting)

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND THE USE OF SOCIAL MEDIA): Members of the public attending this meeting are advised that it may be filmed and recorded. Members of the public are allowed to record the Parish Councillors and Officers from the front of the public seating area only providing it does not disrupt the meeting. Any items in the exempt part of the agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until the member of the public has finished speaking. The use of social media is permitted.

MOBILE PHONES: Members of the public are reminded that the use of mobile phones (other than silent) is prohibited at Parish Council and Committee meetings.

AGENDA

PT 038 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES

PT 039 TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING

PT 040 TO DECLARE AN INTENTION TO RECORD

PT 041 MINUTES

PT 041.1 To approve the minutes from the meeting held on 02 October 2025 (Attached)
PT 041.2 Matters Arising not included elsewhere on the agenda

PT 042 PLANNING

PT 042.1 Planning applications
<https://m365.cloud.microsoft/chat/?fromCode=cmcv2&redirectId=73C6FAD40755421D9C3586CA84896EA4&internalRedirect=CCM&auth=2#:~:text=use%20this%20link%3A->

<https://publicaccess2.tmbc.gov.uk/online%2Dapplications/-%F0%9F%93%9D%20How%20to%20Search>

PT 042.1.1 To confirm the following representations submitted during the period 03.10.25 to 28.10.25

25/01543/PA 76 Beacon Avenue, Kings Hill

Section 73 application to vary Condition 2 (Plans list) of planning permission TM/24/01746/PA (two storey rear extension) to allow for internal alterations and removal of rooflight to first floor ensuite.

NO COMMENT / NO OBJECTION provided materials matched the existing and were environmentally sustainable.

25/01598/PA 50 Gibson Drive, Kings Hill

Section 73 application to vary Conditions 2 (Plans list) and 13 (Arborculture assessment) of planning permission TM/23/00859/FL (Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development) and Condition 2 (Plans list) of planning permission TM/25/00876 (Non material Amendment to planning permission TM/23/00859/FL to change of approved landscape proposals to allow for boundary treatments to secure care home gardens) to allow for the removal of three pine trees.

NO OBJECTION subject to the appropriate consideration and mitigation of environmental concerns, particularly those relating to the loss of mature trees and the impact on local biodiversity and landscape character. KHPC would welcome assurance that suitable replacement planting or ecological enhancements would be incorporated into the revised landscaping proposals to address these concerns.

25/01623/PA 159A Beacon Avenue, Kings Hill

Single storey rear extension

NO COMMENT / NO OBJECTION subject to the proposed materials matching the existing property and being of a sustainable nature.

25/01641/PA 4 Hayes Walk, Kings Hill

Demolition of existing conservatory and erection of single store rear extension and internal alterations

NO COMMENT / NO OBJECTION subject to the proposed materials matching the existing property and being of a sustainable nature.

25/01657/PA 6 Elan Close, Kings Hill

Proposed (part) garage conversion

NO COMMENT / NO OBJECTION subject to the proposed materials matching the existing property and being of a sustainable nature.

25/01655/PA 15 Holly Way, Kings Hill

Lawful Development Certificate
Proposed: Conversion of loft to habitable room incorporating rear dormer with Juliet balcony and 2 rooflights in front roof slope

NO COMMENT / NO OBJECTION subject to the proposed materials matching the existing property and being of a sustainable nature.

PT 042.1.2 The following are to be considered

25/01721/PA 29 Avion Gardens, Kings Hill

First Floor rear extension, enlargement of existing loft conversion and internal alterations

25/01760/PA 10 Avion Gardens, Kings Hill

Lawful Development Certificate
Proposed – single storey rear extension

PT 042.2

Planning Decisions: The following are to be noted

<https://m365.cloud.microsoft/chat/?fromCode=cmcv2&redirectId=73C6FAD40755421D9C3586CA84896EA4&internalredirect=CCM&auth=2#:~:text=use%20this%20link%3A-.https%3A/publicaccess2.tmbc.gov.uk/online%2Dapplications/,-%F0%9F%93%9D%20How%20to%20Search>

24/01268/PA Gibson Building, Gibson Drive, Kings Hill

Listed Building Application: Proposed demolition of a modern corridor link between Gibson East and the Grade II Gibson West building with restoration works to reinstate the original appearance of the east façade of the listed building

TMBC APPROVED

25/01296/PA 3 Park Drive, Kings Hill

Conversion of garage to habitable room to create an annexe

TMBC APPROVED

25/01299/PA Kings Hill Golf Club

Prior approval for the installation of solar equipment on non-domestic premises under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GDPO) (as amended): Installation of 37 x 450 watt solar panels to roof of greenkeepers maintenance building

TMBC PRIOR APPROVAL REQUIRED AND GRANTED

25/01335/PA 3 Garden Way, Kings Hill

Lawful Development Certificate Proposed: New Garage

TMBC REFUSED

25/01356/PA 47 Waterloo Walk, Kings Hill

Lawful Development Certificate /Proposed: Conversion of loft to habitable rooms incorporating a side dormer and 4 x rooflights in the front roof slope

TMBC CERTIFIED

25/01373/PA 22 Alderwick Grove, Kings Hill

First floor rear extension and conversion of loft to habitable rooms incorporating front and rear dormers

TMBC APPROVED

PT 042.3

Planning Appeals: There are none to note

PT 042.4

Planning Enforcement: There are none to note

PT 042.5	Judicial Review in respect of TM/21/00881/OA: To receive and consider any new information
PT 042.6	KCC The Wildlife & Countryside Act 1981: claimed Byway Open to All Traffic – Ketridge Lane, Watlingbury (C458): To receive information and consider KHPC's response (Previously circulated &) (To follow)
PT 042.7	TMBC Local Plan: To consider any new information received (Previously circulated)
PT 042.8	Broadwater Farm: To receive any new information
PT 042.9	Historic Landfill Site: To receive new information (Attached)
PT 043	TRANSPORT
PT 043.1	Highway Improvement Plan: To receive and consider new information
PT 043.2	Bus Service between Kings Hill and West Malling Train Station and parking at West Malling Train Station (Item requested by Cllr. Barker)
PT 043.3	KCC Highways & Transportation Autumn Seminars: To receive information – Cllr Barker to report
PT 044	MATTERS FOR NOTING
PT 044.1	Parish Fault Reports (October 2025) (Attached)
PT 044.2	Correspondence from Leybourne West Malling Residents
PT 044.3	KCC Jumbo Salt/Sand Mix for Winter
PT 044.4	Introduction from Planning Consultant
PT 044.5	RSATG Newsletter (July – September 2025) (Previously circulated)
PT 044.6	KCC Active Travel Team and Explore Kent – Help Us Shape Kent's New Walking & Cycling Itineraries (Previously circulated)
PT 045	DATE AND TIME OF NEXT MEETING: To confirm as 04 December 2025 at 6.00 p.m.